CALIFORNIA FORM FAIR POLITICAL PRACTICES COMMISSION A PUBLIC DOCUMENT

STATEMENT OF ECONOMIC INTERESTS

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ANT POLITICAL ACTIOES COHMISSICOVER PAGE 2011 HAR 25 AM 1:46 Please type or print in ink. NAME OF FILER (LAST) (FIRST) Jeff Comerchero 1. Office, Agency, or Court Agency Name City of Temecula Division, Board, Department, District, if applicable Your Position Mayor ▶ If filing for multiple positions, list below or on an attachment. Position: 2. Jurisdiction of Office (Check at least one box) ☐ Judge (Statewide Jurisdiction) ■ Multi-County ... County of ___ City of Temecula Other _ 3. Type of Statement (Check at least one box) Annual: The period covered is January 1, 2010, through December 31, Leaving Office: Date Left _____/__ (Check one) 2010. O The period covered is January 1, 2010, through the date of The period covered is _____/___, through December 31, leaving office. 2010. Assuming Office: Date 02 , 22 , 11 O The period covered is _______, through the date of leaving office. Candidate: Election Year _____ Office sought, if different than Part 1: __ 4. Schedule Summary Check applicable schedules or "None." ▶ Total number of pages including this cover page: _ Schedule C - Income, Loans, & Business Positions - schedule attached Schedule A-1 - Investments - schedule attached Schedule A-2 - Investments - schedule attached Schedule D - Income - Gifts - schedule attached Schedule B - Real Property - schedule attached Schedule E - Income - Gifts - Travel Payments - schedule attached -or-None - No reportable interests on any schedule herein and in any attached schedules is true and complete. I acknowledge this is I certify under penalty of perjury under the laws of the State of California that 03-21-11 Date Signed _ Signatur (month, day, year)

Form 700 - 2010 Multiple Positions

Jeff Comerchero

Agency:

Community Services District

Position:

Board Member

Agency:

Redevelopment Agency

Position:

Agency Member

Agency:

Temecula Public Financing Authority

Position:

Chair Person

Agency:

Temecula Industrial Development Authority

Position:

Chair Person

Assuming Office 2/22/2011

Agency:

Temecula Housing Authority

Position:

Board of Director

SCHEDULE A-2

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION

Name

JEFF Comerchiero

of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

▶ 1. BUSINESS ENTITY OR TRUST	► 1. BUSINESS ENTITY OR TRUST
Jeff Comerchero	
Name 41981 Avenida Vista Ladera, Temecula CA 92591	Name
Address (Business Address Acceptable)	Address (Business Address Acceptable)
Check one ☐ Trust, go to 2 ☒ Business Entity, complete the box, then go to 2	Check one Trust, go to 2 Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF BUSINESS ACTIVITY Development Consulting	GENERAL DESCRIPTION OF BUSINESS ACTIVITY
FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000
NATURE OF INVESTMENT Sole Proprietorship Partnership Other YOUR BUSINESS POSITION OWNER	NATURE OF INVESTMENT Sole Proprietorship Partnership Other YOUR BUSINESS POSITION
➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)
\$0 - \$499	S0 - \$499 S10,001 - \$100,000 OVER \$100,000 OVER \$100,000
► 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF	► 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF
see attached	(Апаси в зеравае эпест и посеззану)
▶ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD BY THE BUSINESS ENTITY OR TRUST	► 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD <u>BY</u> THE BUSINESS ENTITY OR TRUST
Check one box:	Check one box:
☐ INVESTMENT ☐ REAL PROPERTY	☐ INVESTMENT ☐ REAL PROPERTY
Name of Business Entity <u>or</u> Street Address or Assessor's Parcel Number of Real Property	Name of Business Entity <u>or</u> Street Address or Assessor's Parcel Number of Real Property
Description of Business Activity or City or Other Precise Location of Real Property	Description of Business Activity or City or Other Precise Location of Real Property
FAIR MARKET VALUE IF APPLICABLE, LIST DATE:	FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
\$2,000 - \$10,000 \$10,001 - \$100,000 \$10,001 - \$100,000	\$2,000 - \$10,000 \$10,001 - \$100,000 \$10,001 - \$100,000
\$100,001 - \$100,000 ACQUIRED DISPOSED Over \$1,000,000	\$100,001 - \$1,000,000 ACQUIRED DISPOSED Over \$1,000,000
NATURE OF INTEREST Property Ownership/Deed of Trust Stock Partnership	NATURE OF INTEREST Property Ownership/Deed of Trust Stock Partnership
Leasehold Other	Leasehold Other
Trs. remaining Check box if additional schedules reporting investments or real property are attached	Yrs. remaining Check box if additional schedules reporting investments or real property are attached
Comments:	EDBC Form 700 (2010)2011\ Sah. A 2

Form 700-2010

Schedule A-2

Item 3, reportable income sources

Jeff Comerchero

Winchester Valley 200, LLC

Winchester Valley 155, LLC

Winchester Valley 85, LLC

Winchester Valley 63, LLC

Win Advisors, LLC

Win Advisors II, LLC

Summit Accounting and Administration Services, Inc.

PacWest Group, Inc

MR-628, LLC

SCHEDULE B Interests in Real Property (Including Rental Income)

CALIFORNIA FORM FAIR POLITICAL PRACTICES COMMISSION Name Jeff Comerchero

► STREET ADDRESS OR PRECISE LOCATION	► STREET ADDRESS OR PRECISE LOCATION
28653 Bar Harbor Lane	Murietta Hot Springs Rd near Winchester Rd
CITY	CITY
Temecula	Murrieta
FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000 10,001 - \$100,000 ACQUIRED DISPOSE Over \$1,000,000	
NATURE OF INTEREST	NATURE OF INTEREST
Ownership/Deed of Trust Easement	Ownership/Deed of Trust Easement
Leasehold Other	Leasehold Other
IF RENTAL PROPERTY, GROSS INCOME RECEIVED	IF RENTAL PROPERTY, GROSS INCOME RECEIVED
☐ \$0 - \$499 ☐ \$500 - \$1,000 ☒ \$1,001 - \$10,000	f I
S10,001 - \$100,000 OVER \$100,000	S10,001 - \$100,000 OVER \$100,000
SOURCES OF RENTAL INCOME: If you own a 10% or great interest, list the name of each tenant that is a single sourcincome of \$10,000 or more.	
	— ————
	nercial lending institutions made in the lender's regular course the public without regard to your official status. Personal loans urse of business must be disclosed as follows:
NAME OF LENDER*	NAME OF LENDER*
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
BUSINESS ACTIVITY, IF ANY, OF LENDER	BUSINESS ACTIVITY, IF ANY, OF LENDER
INTEREST RATE TERM (Months/Years)	INTEREST RATE TERM (Months/Years)
%	%
HIGHEST BALANCE DURING REPORTING PERIOD	HIGHEST BALANCE DURING REPORTING PERIOD
	\$500 - \$1,000 \$1,001 - \$10,000
S10,001 - \$100,000 OVER \$100,000	S10,001 - \$100,000 OVER \$100,000
Guarantor, if applicable	Guarantor, if applicable
	11
Comments:	

SCHEDULE B Interests in Real Property (Including Rental Income)

CALIFORNIA FORM FAIR POLITICAL PRACTICES COMMISSION Name Jeff Comerchero

•	STREET ADDRESS OR PRECISE LOCATION		➤ STREET ADDRESS OR PRECISE LOCATION
	NW corner of La Serena and Rancho CA Rd	П	Near Butterfield Stage Rd and Anza Rd
ī	CITY	ı	CITY
	County of Riverside	П	County of Riverside
-	FAIR MARKET VALUE IF APPLICABLE, LIST DATE:	П	FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
[□ \$2,000 - \$10,000 □ \$10,001 - \$100,000 / / 10 / / 10	П	\$2,000 - \$10,000 \$7,\$10,001 - \$100,000 06 / / 10 / / 10
Ļ	☐ \$10,001 - \$100,000	П	
Ī	∑ \$100,001 - \$1,000,000 ☐ Over \$1,000,000	l	\$100,001 - \$1,000,000 ACQUIRED DISPOSED Over \$1,000,000
٠		l	
ı	VATURE OF INTEREST	H	NATURE OF INTEREST
	Ownership/Deed of Trust Easement	H	Ownership/Deed of Trust Easement
	Leasehold		Leasehold
L	Yrs. remaining Other	П	Yrs. remaining Other
1	F RENTAL PROPERTY, GROSS INCOME RECEIVED		IF RENTAL PROPERTY, GROSS INCOME RECEIVED
[\$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000		\$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
-	\$10,001 - \$100,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	IJ	\$10,001 - \$100,000 OVER \$100,000
•		H	
	SOURCES OF RENTAL INCOME: If you own a 10% or greater	Ц	SOURCES OF RENTAL INCOME: If you own a 10% or greater
	nterest, list the name of each tenant that is a single source of ncome of \$10,000 or more.	Н	interest, list the name of each tenant that is a single source of income of \$10,000 or more.
·		H	11051110 31 \$10,000 07 1110131
-		П	
		П	
-			<u> </u>
* Y	ou are not required to report loans from commercial	le	ending institutions made in the lender's regular course
O	f business on terms available to members of the put	bli	ic without regard to your official status. Personal loans
а	nd loans received not in a lender's regular course of	F	business must be disclosed as follows:
ħ	NAME OF LENDER*	Н	NAME OF LENDER*
		П	
Ā	ADDRESS (Business Address Acceptable)		ADDRESS (Business Address Acceptable)
F	BUSINESS ACTIVITY, IF ANY, OF LENDER		BUSINESS ACTIVITY, IF ANY, OF LENDER
•	SOMEON NOTHING WITH ON LEMBER		
-	NTEREST RATE TERM (Months/Years)	ŀ	INTEREST RATE TERM (Months/Years)
13	TEMP (WOULDS Teals)		HATELICED TAKE TEMPORAL TEMPORAL STEELING
-	%	ı	%
		1	
H	IIGHEST BALANCE DURING REPORTING PERIOD		HIGHEST BALANCE DURING REPORTING PERIOD
	\$500 - \$1,000\$1,001 <i>-</i> \$10,000		S500 - \$1,000 S1,001 - \$10,000
] \$10,001 - \$100,000		S10,001 - \$100,000 OVER \$100,000
Г	Guarantor, if applicable		Guarantor, if applicable
_			
-	·	ļ	l —
_			
Con	nments:	_	

SCHEDULE C

Positions (Other than Gifts and Travel Payments)

CALIFORNIA FORM	700
AIR POLITICAL PRACTICES CO	MMISSION

Name

Jeff Comerchero

NAME OF SOURCE OF INCOME	NAME OF SOURCE OF INCOME
	WHELO GOORDE OF INGOME
Rental Property ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
	ADDRESS (business Address Acceptable)
28653 Bar Harbor Lane, Temecula CA	
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE
YOUR BUSINESS POSITION	YOUR BUSINESS POSITION
GROSS INCOME RECEIVED	GROSS INCOME RECEIVED
	\$500 - \$1,000\$1,001 - \$10,000
S10,001 - \$100,000 OVER \$100,000	S10,001 - \$100,000 OVER \$100,000
CONSIDERATION FOR WHICH INCOME WAS RECEIVED	CONSIDERATION FOR WHICH INCOME WAS RECEIVED
Salary Spouse's or registered domestic partner's income	Salary Spouse's or registered domestic partner's income
☐ Loan repayment ☐ Partnership	Loan repayment Partnership
Sale of	Sale of
Sale of (Property, car, boat, etc.)	Sale of (Property, car, boat, etc.)
Commission or Rental Income, list each source of \$10,000 or more	Commission or Rental Income, list each source of \$10,000 or more
	1 1
Other(Describe)	Other(Describe)
Other(Describe)	Other(Describe)
Other(Describe) 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PE	(Describe)
* You are not required to report loans from commercial of a retail installment or credit card transaction, made	al lending institutions, or any indebtedness created as pale in the lender's regular course of business on terms by your official status. Personal loans and loans received
* You are not required to report loans from commercial of a retail installment or credit card transaction, mad available to members of the public without regard to	al lending institutions, or any indebtedness created as partie in the lender's regular course of business on terms by your official status. Personal loans and loans received
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER*	al lending institutions, or any indebtedness created as pade in the lender's regular course of business on terms by your official status. Personal loans and loans received e disclosed as follows:
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER*	(Describe) al lending institutions, or any indebtedness created as pade in the lender's regular course of business on terms by your official status. Personal loans and loans received edisclosed as follows: INTEREST RATE None None
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER*	(Describe) al lending institutions, or any indebtedness created as page in the lender's regular course of business on terms by your official status. Personal loans and loans received be disclosed as follows: INTEREST RATE TERM (Months/Years) None SECURITY FOR LOAN
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER*	(Describe) al lending institutions, or any indebtedness created as pade in the lender's regular course of business on terms by your official status. Personal loans and loans received edisclosed as follows: INTEREST RATE None None
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER* ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER	(Describe) al lending institutions, or any indebtedness created as page in the lender's regular course of business on terms by your official status. Personal loans and loans received be disclosed as follows: INTEREST RATE TERM (Months/Years) None SECURITY FOR LOAN
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER* ADDRESS (Business Address Acceptable)	al lending institutions, or any indebtedness created as pade in the lender's regular course of business on terms by your official status. Personal loans and loans received edisclosed as follows: INTEREST RATE Whone SECURITY FOR LOAN Personal residence
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER* ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER	al lending institutions, or any indebtedness created as pade in the lender's regular course of business on terms by your official status. Personal loans and loans received edisclosed as follows: INTEREST RATE Whone SECURITY FOR LOAN Personal residence
* You are not required to report loans from commercial of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER* ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD	al lending institutions, or any indebtedness created as page in the lender's regular course of business on terms by your official status. Personal loans and loans received a disclosed as follows: INTEREST RATE SECURITY FOR LOAN None Personal residence Street address City
* You are not required to report loans from commercia of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER* ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000	al lending institutions, or any indebtedness created as pade in the lender's regular course of business on terms by your official status. Personal loans and loans received a disclosed as follows: INTEREST RATE TERM (Months/Years) None SECURITY FOR LOAN None Personal residence Real Property Street address
* You are not required to report loans from commercia of a retail installment or credit card transaction, made available to members of the public without regard to not in a lender's regular course of business must be NAME OF LENDER* ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000	al lending institutions, or any indebtedness created as partie in the lender's regular course of business on terms by your official status. Personal loans and loans received a disclosed as follows: INTEREST RATE TERM (Months/Years) Whone SECURITY FOR LOAN Personal residence Real Property Street address City